

**JOHNSON CITY REGIONAL PLANNING COMMISSION  
MINUTES  
March 10, 2015**

**MEMBERS PRESENT:** Greg Cox, Secretary  
Joe Wise, Chairman  
Jamie Povlich, Vice-Chairman  
Brenda Clarke, Assistant Secretary  
James Staton  
Timothy Zajonc  
Uwe Rothe  
Kevin Cole

**MEMBERS ABSENT:** John F. Hunter  
Jenny Brock

**STAFF PRESENT:** Angie Carrier, Development Services Director  
Steve Neilson, Development Coordinator  
Matt Young, Planner  
Laura Edmonds, Administrative Coordinator  
Travis Olinger, W/S Engineering Service Coordinator  
Jim Epps, City Legal Counsel  
Allen Cantrell, City Engineer  
Tim Seaton, Construction Inspector

Chairman Wise called the meeting to order at 6:00 p.m. Commissioner Povlich gave the invocation and led the Pledge of Allegiance.

The minutes of the regularly scheduled Planning Commission meeting on February 10, 2015, were approved by an 8-0 vote.

The first item of new business was to reconsider Amendments to Articles II and IV of the Zoning Code to allow for campgrounds within the City.

Public hearing was held and no one spoke.

**Motion: Cole**  
**Second: Clarke**

**To recommend denial of Amendments to Articles II and IV of the Zoning Code to allow for campgrounds within the City.**

**The motion passed by a 7 – 1 (Staton) vote.**

The second item on the agenda was to consider Preliminary Plat approval of the Food City Phase II, MSHA Property, a 3-lot, 12.3-acre subdivision at the intersection of Sunset Drive and State of

Franklin Road. The property is zoned B-4, and the petitioner is the Mountain State Health Alliance.

Public Hearing was held and no one spoke.

**Motion: Cole**

**Second: Cox**

**To recommend approval of Preliminary Plat approval of the Food City Phase II, MSHA Property, a 3-lot, 12.3-acre subdivision at the intersection of Sunset Drive and State of Franklin Road.**

**The motion passed by a 7 – 0 – 1 (Wise) vote.**

The third item on the agenda was to consider rezoning property located at 190 Heart Drive from RTP (Research Technology Park District) to B-4 (Planned Arterial Business District).

Public hearing was held.

Kreg Ramey, 2424 Volunteer Highway, introduced himself and informed the Planning Commission that no one was present at the neighborhood meeting.

Hank Carr, 3326 Bondwich Circle, introduced and made himself available for any questioning that the Commission might have. He went on to answer the Commissioners' questions by stating that this rezoning is not protected by the Med-Tech covenants and is not required to use the same guidelines, land use, and simple restrictions as the nearby Med Tech Parkway properties.

**Motion: Cole**

**Second: Rothe**

**To recommend denial of rezoning property located at 190 Heart Drive from RTP (Research Technology Park District) to B-4 (Planned Arterial Business District).**

**The motion passed by a 5 – 3 (Cox, Povlich, Wise) vote.**

The last item on the agenda was to consider a waiver to Ordinance 2503, State of Franklin Curb-Cut Ordinance to allow a right-out only curb-cut along State of Franklin Road.

Public hearing was held and no one spoke.

**Motion: Cole**

**Second: Clarke**

**To recommend approval of a waiver to Ordinance 2503, State of Franklin Curb-**

**Cut Ordinance to allow a right-out only  
curb-cut along State of Franklin Road.**

**The motion passed by a 6 – 0 – 2 (Rothe, Cox) vote.**

There being no further business, the meeting was adjourned at 6:35 PM.

APPROVED:

SIGNED:

\_\_\_\_\_  
Joe Wise, Chairman

\_\_\_\_\_  
Greg Cox, Secretary